



An  
Bord  
Pleanála

**Board Direction**  
**BD-011152-22**  
**ABP-311972-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the existing restricted width of the laneway and access point onto Clontarf Road it is considered that the proposed development would give rise to pedestrian and vehicular conflict, would therefore endanger public safety by reason of traffic hazard, would be contrary to Section 16.10.16(i) of the current Dublin City Development Plan which requires that potential mews laneways have a minimum carriageway of 4.8 metres in width and would set an undesirable precedent for further mews development along the lane. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Patricia Calleary*  
Patricia Calleary

**Date:** 24/08/2022

